

## **Stakeholder Workshop**

### **Tahoe Valley Area Plan: 2023 Updates**

Participant Feedback - Wednesday, February 1, 2023

#### Increasing Housing Opportunities: Density

- Concern over the toll higher densities will have on utilities.
- Higher densities would be more realistic with allowable height increases.
- Must consider balancing between housing needs and wants
  - a. Concerns that higher densities and the lack of a larger building envelope would lead to developers creating units that are too small to be desirable by renters.
- Parking: reduced parking could lead to larger structure, but there may be a greater need for more parking in multi-family/multi-person dwellings
- Setting a minimum density requirement: general support and realization that parcels in town center should be utilized to a higher potential.

#### Increasing Housing Opportunities: Permissible Uses

- General agreement that multi-family, multi-person, and employee housing are functionally the same and should be allowed consistently.
- May be necessary to change use definitions to consolidate these uses.
- Participants were supportive of onsite employee housing and making this easier. I.e. accessory, mixed-use

#### Increasing Housing Opportunities: Boundary Changes

- Agreement that housing should be incentivized in other areas, but still close to amenities and town center.
- Regarding the parcels shown along EBR, there was concern over the highway frontage: safety, traffic
  - a. Interest in requiring a buffer, green median between new residential developments and EBR.
  - b. When possible, require access to be off Bonanza, side streets.
- Need for biking/walking access
- Required mixed-use (commercial/residential) was suggested along EBR, no consensus on support.
- Provide affordable housing mitigation based on jobs/wages
  - a. Fee or employee housing unit required per CFA or x number of employees

#### Activating Town Centers: Boundary Changes

- Improvement of public transit consistency and connectivity, route should be reliable and consistent.
- Change of density impact area

## Attachment 04

- VMT mitigation should be analyzed to allow for more credit towards projects in the Town Center.
- Suggestion to establish certain parcels as retired SEZ/open space to mitigation expansion of commercial uses.
- Suggestion to incorporate additional parcels on Melba Dr. (existing: multifamily and mobile home parks), so that the Gateway district connects EBR and Melba

### Activating Town Centers: Outdoor Dining

- Retain parking by redesigning outdoor area/patios, ie. raised patios above parking.
- Minimize use of gas outdoor heaters or find eco-friendly alternatives such as electric heaters.

### Activating Town Centers: Special Event Area

- Support for designating event area, review and permitting would be deferred to a community entity.
  - a. No suggestions regarding an oversight committee
  - b. Possible business district forming in the future could take on role.
- Proposal to incorporate land of Tahoe Valley Campground in the future for special event use, expansion of the greenway.
- Interest in using James Ave. as an event area.

### Increasing Transportation Opportunities: Infrastructure

- Underground roads/pedestrian connectivity at the Y
- Improvement of pedestrian crossings at the Y
- Install traffic calming measures along EBR to further encourage alternative transportation, provide safer pedestrian crossings.
- Proposed parking hub at Tahoe Valley Campground area or T.J. Maxx shopping center, opportunity for “park once” implementation.

### Increasing Transportation Opportunities: Parking

- Desire to remove/limit “Parking for Customers Only” practice.
  - a. Explore incentives to encourage shared parking between businesses.
  - b. Research how to reduce barriers to shared parking, ie. liability is a concern for business owners.
- Extending Lake Link or similar micro transit system to the Y, connect to current Lake Link area.
- Utilize vacant lots as parking areas in both commercial and residential areas
- Implement a parking hub similar to the design of the Kings Beach parking district.